

# THE ROCKY FORK-BLACKLICK ACCORD

## STAFF REPORT

Meeting Date: August 16, 2018

Report Date: August 7, 2018

### 5091 & 5241 Walnut Street

Informal review regarding a Columbus application to rezone a site generally located west of Harlem Road, east of Lee Road, and south of East Walnut Street. The proposal first appeared before the panel for conceptual review on June 15 2017.

Proposed Uses: Single Family  
Attached Condominium  
Multifamily Residential  
Charter School

Applicant: Ciminello's Inc

	West Village Edge District				West Village Neighborhood District				Totals			
Acres	38.695				114.305				153			
Unit/Density	Units		Density (du/ac)		Units		Density (du/ac)		Units		Density (du/ac)	
RFBA	38.695 (base)	116.085 (bonus)	1 (base)	3 (bonus)	228.61 (base)	571.525 (bonus)	2 (base)	5 (bonus)	267.305 (base)	687.61 (bonus)	1.75 (base)	4.49 (bonus)
2017 Proposal	77 sf		1.99		684 160 sf/76 condo/448 mf		5.98		761 237 sf/ 76 condo/448 mf		4.97	
2018 Proposal	94 53 sf/19 condo/22 flex		2.43		641 18 sf/ 128 condo/ 207 flex/ 288 mf		5.61		735 (765 max) 71 sf/ 147 condo/ 229 flex/ 288 mf		4.80	

### INTRODUCTION/PROPOSAL SUMMARY

The applicant requests an informal review regarding a Columbus application to rezone 153 acres. The initial proposal was reviewed by the Panel at a June 15, 2017 meeting of the RFBA.

The applicant is revising the previously reviewed site plan by removing 166 designated single family units and adding an additional 71 attached condos. The total number of multifamily units will decrease from 448 to 288. The plan also calls for 229 parcels to be designated as “flex” areas, where detached single family houses, duplexes, triplexes, and fourplexes can be developed. Overall density at 5 du/ac (the density presented at the 2017 meeting) is maintained by placing a cap at 765 total units. Assuming that the maximum build out of 765 units takes place, the updated changes will increase the total unit count by four, and increase density from 4.97 du/ac to 5.00 du/ac. Total acreage for open space was not provided to staff in time for this report.

The most notable change from the 2017 plan is the removal of 76 attached condos from the eastern half of the site. These attached condos will be transferred over the western half of the site, and residential units originally planned for the western half of the property will in turn shift over to the eastern portion

of the property. This change was made to allow for a phased development approach, with the western half being planned for development prior to the eastern half. Additionally, approximately ten acres of the site are now being reserved for a proposed charter high school.

## **CONSIDERATIONS**

The site falls within both the West Village Neighborhood and West Village Edge. The Neighborhood district is primarily a residential area of West Village, and the Accord recommends single-family attached and detached homes with one outbuilding permitted on each lot. Buildings should be situated on smaller lots with shorter setbacks to the front and side yards. Base density for the West Village Neighborhood District is 2 du/ac. Strict adherence to the development standards allow a bonus density of up to 5 du/ac. The 2017 and 2018 development proposals have proposed densities in this district of 5.98 and 5.61 respectively. Proposed land uses are appropriate, with single-family and multi-family residential recommended for these parcels.

The Edge district is the least dense residential part of the West Village. It consists principally of single-family detached houses with accessory outbuildings. Buildings should be situated on larger lots than elsewhere in the district. Base density for the West Village Edge District is 1 du/ac. Strict adherence to the development standards allow a bonus density of up to 3 du/ac. The 2017 and 2018 development proposals have proposed densities in this district of 1.99 and 2.43 respectively. The 2018 proposal's most significant deviation from the RFBA is the addition of 17 attached condos to the Edge District. Only single-family residential is permitted in this district.

The development standards for both districts adhere to the standards laid out in the Traditional Neighborhood Development Article of the City of Columbus Zoning Code (TND).

## **STAFF COMMENTS**

The purpose of the City's TND code, and the Accord's design guidelines, is to promote more walkable, pedestrian scale communities with a network of open spaces and a mix of uses. Interconnectivity, and the provision for multiple opportunities for residents to interact in, and around their neighborhood is emphasized. The RFBA also emphasizes that single family houses should front onto public open spaces and not back on to public parks or roads. Open space should be treated as "civic" space with large open spaces organized near the center of developments.

Three characteristics that are important in a site plan of this scope are: use of open space as an organizational element, the preservation of tree stands, and internal connectivity. Staff recognizes that the proposed site plan does partially support these goals: large amount of open space are reserved for parkland, development is generally organized to preserve existing tree stands, and the pathway system helps support pedestrian connectivity within the site.

There are several points of concern regarding the current site plan. While the proposal does provide for open space, much of this open space takes the form of narrow corridors that may not function as civic public space. The site plan has approximately 78 parcels that are backing onto open space. Finally, the attached condos proposed on the eastern half of the site extend into the Edge District, which is intended to be the least dense part of West Village. These attached condos are separated from the existing street network, and only have one access point along the northern edge of the site. Their orientation to each other and to the surrounding open space is not clear.

Several items that staff would like to see in the final proposal are:

- Detailed elevations for all attached condos, multifamily units, and single family units.
- Information regarding commitments on open space/trail network.
- Description of phased approach to development
- Agreements on overall density cap and housing typologies.

Mr. Ciminello has indicated that he is currently working on site plan adjustments that were not completed in time for this report. Thus, there is a possibility that a revised site plan will be presented which may deviate somewhat from the one reviewed for this report.

Staff has not prepared a checklist for this proposal, as this is an informal review. A detailed checklist will be provided for final review tentatively scheduled for September 20<sup>th</sup>.